

## *Guidance for Future Development*



*Aloha Tower/Piers 5-14 Area*

## **Project Objectives**

**\* Provide direction to ATDC as follows:**

- Strategies to attract viable new development proposals at Piers 5/6, Piers 10/11, Piers 12-14,**
- Solutions to existing parking problems at Aloha Tower Marketplace, and**
- Recommended amendments to the Piers 5-14 Development Plan and Rules to foster development objectives.**

**\* Provide “road map” for future developers - maritime, community, elected officials & agencies.**



## *Aloha Tower/Piers 5-14 Area*

## Focus Areas for Study

- *Market issues and directions*
- *Parking improvement options*
- *Maritime industry issues & consultation*
- *Community & agency consultation*
- *Plan and Rules Amendments*

# Market Conditions & Issues

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## Issues

- Understand government plans and support
- Determine market support and competition
- Create critical mass and magnet
- Enlarge size of Area
- Solve parking and transportation

## Recommendations

- Work with State and City to formulate synergistic plans
- Seek and consider non-traditional or unconventional uses
- Seek uses that attract people to the Area and cause them to stay longer
- Make enlarging Area a key part of strategic plan
- Improve parking, access and circulation -- the #1 near-term priority

## Market Observations and Opportunities



- *Increase critical mass of Aloha Tower/Piers 5-14 Area*
- *Enlarge size of the Aloha Tower/Piers 5-14 Area*
- *Increase parking capacity*
- *Coordinate government plans for Honolulu Harbor and Kaka'ako Makai*

## Market Recommendations



- *Promote residential project at Piers 5/6*
- *Promote Piers 10/11 redevelopment*
- *Create festival park improvements at Irwin Memorial Park*
- *Include HECO parcel in Aloha Tower area*

# Parking Issues & Options

## Interim Parking Solutions (1-5 years)

- *Re-configure and re-stripe Piers 5/6 parking lots (adds 100 spaces)*
- *Organize and expand valet parking use of Piers 10/11*
- *Consider adding mechanized parking at Piers 10/11*
- *Add converted barge parking for valet parking at Pier 8 or Pier 6*



## Ferry parking option



*Aloha Tower/Piers 5-14 Area*

## Converted barge parking option



*Aloha Tower/Piers 5-14 Area*

## Future Parking Improvements

- *Integrate parking with excess capacity in all new major projects*
- *Redevelopment of Piers 10/11 facilities, including up to 3 parking levels (add 300-500 spaces)*
- *New mixed-use or residential project at Piers 5/6 to include new parking garage*
- *Eventual conversion of HECO parcel to mixed-use project with integrated parking*

# Maritime Community Issues

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*Aloha Tower/Piers 5-14 Area*

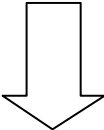


# Maritime Industry Issues

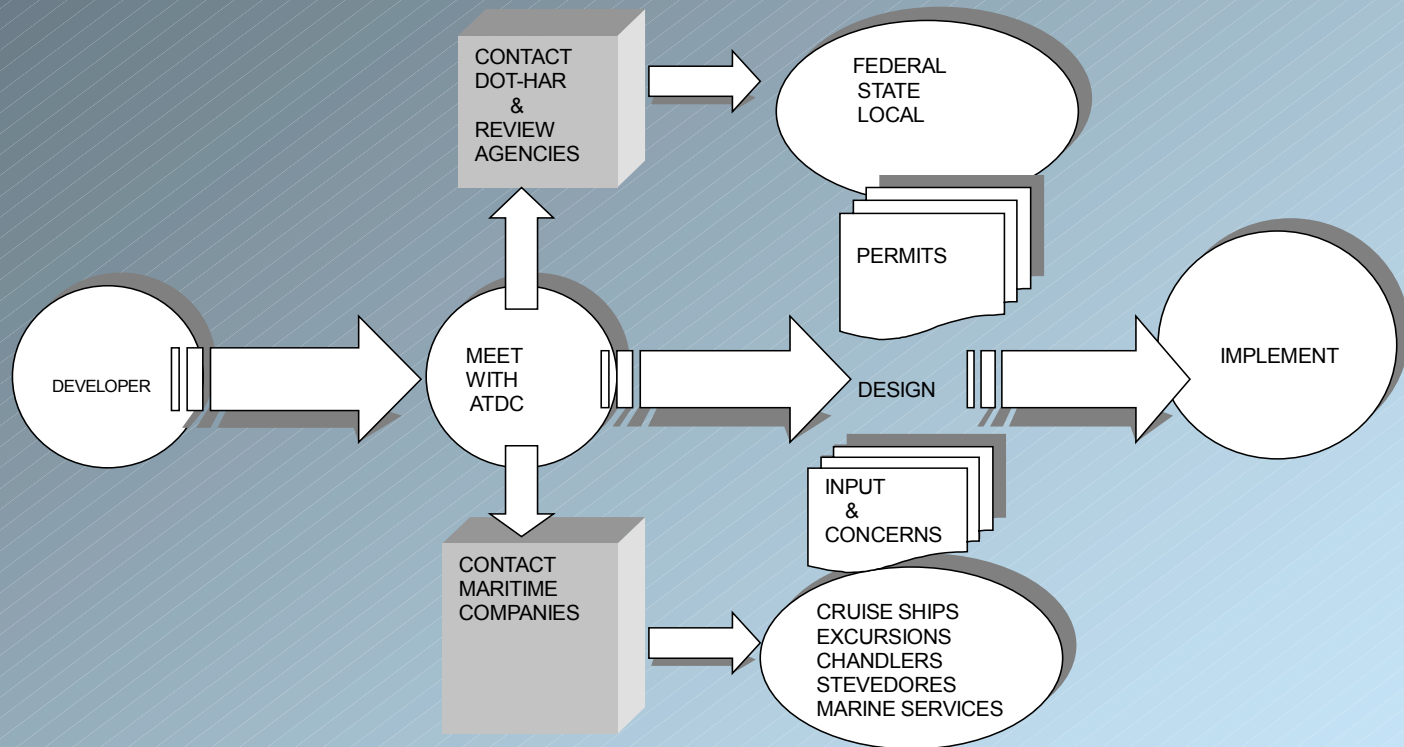


- *Pier-side apron space*
- *Vehicle access for servicing vessels & emergency*
- *Space for land-based support services, access & circulation*
- *Displacement or disruption of maritime functions*

# Maritime Industry Consultation

		FEDERAL							STATE								PRIVATE				
PROPOSED PROJECTS THAT ARE ON, ABUTTING, OR COULD OTHERWISE AFFECT THE DEVELOPMENT AREA <div></div>	U.S. ARMY CORPS	U.S.DEPT. OF AG.	U.S. COAST GUARD	U.S. CUSTOMS	U.S. EPA	U.S. IMMIGRATION		ATDC	DOT-HAR & HWYS	DLNR	SHPD	HCDA	DOH (CLEAN WATER BR.)			AT MARKETPLACE	STEVEDORES	CHANDLERS	TUGS & BARGES	EXCURSION BOATS	MARITIME MUSEUM
NAVIGABLE WATERS	X		X		X			X	X	X	X		X								
PIERS 5/6	X		X		X			X	X	X	X		X			X				X	X
PIERS 8/9								X	X							X	X	X	X	X	X
PIERS 10/11		X	X	X		X		X	X	X	X					X	X	X	X	X	X
PIERS 12-14	X		X		X			X	X	X	X		X			X			X	X	
ALA MOANA MINI PARK								X	X	X						X					X
IRWIN MEMORIAL PARK								X	X	X	X					X				X	X

# Maritime Industry Consultation Process



# Community & Agency Consultation

## Community & Agency Consultation

- *Early and direct developer consultation with community organizations*
- *Developer to coordinate with City & State elected representatives*
- *ATDC representation at Downtown Neighborhood Board & community meetings*
- *ATDC to promote Aloha Tower and inform public through regular public briefings*

# Piers 5-14 Development Plan & Rules

## Amendments to 1991 Project Area Development Plan & Rules

- *Eliminate project-specific “zoning” designations*
- *Provide flexibility to allow for more creative “market-driven” uses*
- *Maintain existing standards for building heights & setbacks*
- *Expand proposal evaluation criteria to include market viability, compatibility with maritime functions, and contribution to meeting overall parking requirements*

## RECOMMENDATIONS MATRIX

DEVELOPMENT ISSUE	RECOMMENDATIONS	INTERIM ACTIONS (1-5 YR)	NEAR-TERM ACTIONS (5-10 YR)	LONG-TERM ACTIONS (10+ YR)
<b>Critical Mass for Complex</b>	Increase developable area at Aloha Tower	Relax ATDC rules to allow more flexibility	Develop Piers 5/6 into residential complex	HECO facility relocation and block redevelopment
	Add new major users and major tenants	Issue RFPs for major projects at Piers 5/6 and Piers 10/11	Develop mixed-use project at Piers 10/11, Festival park at Irwin Pk.	
<b>Connection with Downtown Area</b>	Improve connection to increase pedestrian access	Improve sidewalks, signals, Nimitz Hwy pedestrian crossings	Improve sidewalks, signals, Nimitz Hwy pedestrian crossings	Encourage/fund plans to either narrow or underground Nimitz Hwy
<b>Parking Facilities</b>	Increase both valet parking space and self-park facilities	Reconfigure Pier 5/6 parking areas, Expand Pier 10 use, Add parking barge at Pier 8	Redevelop Piers 10/11 to include integrated parking levels 2/3/4, consider mechanized	All major projects to include integrated parking w/extra spaces for Aloha Tower Marketplace
<b>Cruise Ship &amp; Excursion Activities</b>	Expand cooperative relationship with cruise & excursion industries and Aloha Tower Area uses	Retain cruise ship use of Piers 9/10/11 Shuttle transport from Piers 2 and 19	Create new attractions targeting cruise ship clients, waterfront attractions	Create new attractions targeting cruise ship clients, waterfront attractions

*Questions  
&  
Responses*